

## **Request for Proposals – Macomb County HOME/NSP Programs**

Macomb County seeks developers, or developer-owners, to provide affordable housing for very-low-income (VLI) households (at or below 50% Area Median Income, or AMI) or for low-income (LI) households (at or below 80% AMI). The County is prepared to provide roughly \$1,200,000 in HOME and roughly \$600,000 in NSP funds (in one or several projects) for that purpose, contingent on the type, number, and quality of proposals received. At least 25% of the funds must be spent on housing for VLI households. Proposals may be new or combined with existing Macomb County affordable housing initiatives.

Proposals will 1) be submitted on the prescribed form, 2) be complete and, 3) address the following criteria. Further guidance is found in the application and review and rating criteria available on-line.

1. **Affordable Housing Objectives:** The following objectives are mutually exclusive and respondents may only submit one proposal.
  - a. acquisition and repair of single-family foreclosed (NSP) and repair only of single-family tax-foreclosed homes (HOME) for sale to VLI and LI households to own and occupy as their principal residence.
  - b. housing to address special needs populations presumed by HUD to be low- and moderate-income, pursuant to 24CFR 570.208 (a) (2).
  - c. acquisition and repair, or new construction, of affordable rental housing for VLI and LI households. Federally-financed and Federally-subsidized housing, including public housing, are not eligible under HOME regulations, and HOME proposals involving such properties can not therefore be considered.

The County will evaluate the degree to which income objectives are satisfied, and will favor projects with higher VLI benefit levels.

2. **Capacity and Feasibility:** The respondent must provide affordable housing that meets Federal, State, and County standards, and must do so in compliance with Federal program requirements and within project spending and completion deadlines, and demonstrate development and (where applicable) management capacity.
3. **Leverage, Cost, and HOME Match:** Macomb County wants cost-effective affordable housing and therefore favors proposals that 1) are low-cost, 2) leverage County resources with non-County funds, and; 3) generate HOME Match, as defined at 24CFR 92.218-220.
4. Projects that would extend or complete a current Macomb County affordable housing initiative.
5. **Location:** NSP projects and combined NSP/HOME projects are limited to Center Line, Eastpointe and Mt. Clemens. HOME projects may be located in or serve any of the following communities.

Armada	Armada Twp	Bruce Twp	Center Line	Chesterfield
Eastpointe	Fraser	Harrison Twp	Lenox Twp	Macomb Twp
Memphis	Mt Clemens	New Baltimore	New Haven	Ray Twp
Richmond	Richmond Twp	Romeo	Shelby Twp	Utica
		Washington Twp		

Signed proposals are due at the Macomb HOME Consortium Offices, 7<sup>th</sup> Floor, One South Main St., Mt. Clemens, MI 48043, by 4:30 pm Friday January 13, 2012. The application and related forms may be found on line at [www.macombcountymi.gov/MCPED/documents.htm](http://www.macombcountymi.gov/MCPED/documents.htm). Late, incomplete or non-responsive proposals will be automatically rejected. Write Michael Rozny, at [Mike.Rozny@macombcountymi.gov](mailto:Mike.Rozny@macombcountymi.gov), if you have questions. Macomb County reserves the right to reject any or all proposals.

**Mark A. Hackel**  
**Macomb County Executive**